



Burlington House comprises a prominent, purpose-built office building situated over, five floors. Located on the A565 in Crosby, an affluent suburb, 5 miles north of Liverpool City Centre.

Liverpool
Business District.
Minutes Drive

18
Liverpool
Central St.
Minutes By Train

30

John Lennon

Airport

Minutes Drive

60
Manchester
City Centre
Minutes Drive



## **Burlington House**







Postcode - L22 OPJ

### Description.

The property comprises 64,938 sq ft of high-quality refurbished office accommodation over ground and four upper floors. The 1.62 acre site benefits from 187 car parking spaces providing an excellent ratio of 1: 347 sq ft.

The property has been refurbished externally with all windows replaced in 2018 and internally with improvements to common parts and various office suite refurbishments.

05

Office Floors

187 Parking Spaces 1.62

Site Size Acres

1:347 Parking to Sq Ft. Ratio 64,938

Site Size Sq Ft. - G.I.A.

14,000 Avg. Floor sq Ft.

### **Burlington House**



The floorplates are U-shaped and extend to approximately 14,000 sq ft providing excellent flexibility with suites ranging from 215 sq ft to 7,036 sq ft.

Suspended Ceilings

Strip Lighting

Perimeter Trunking

Super Fast Internet

ර්ර් Cycle Storage Racks

24

24 Hour Access



187 Parking Spaces



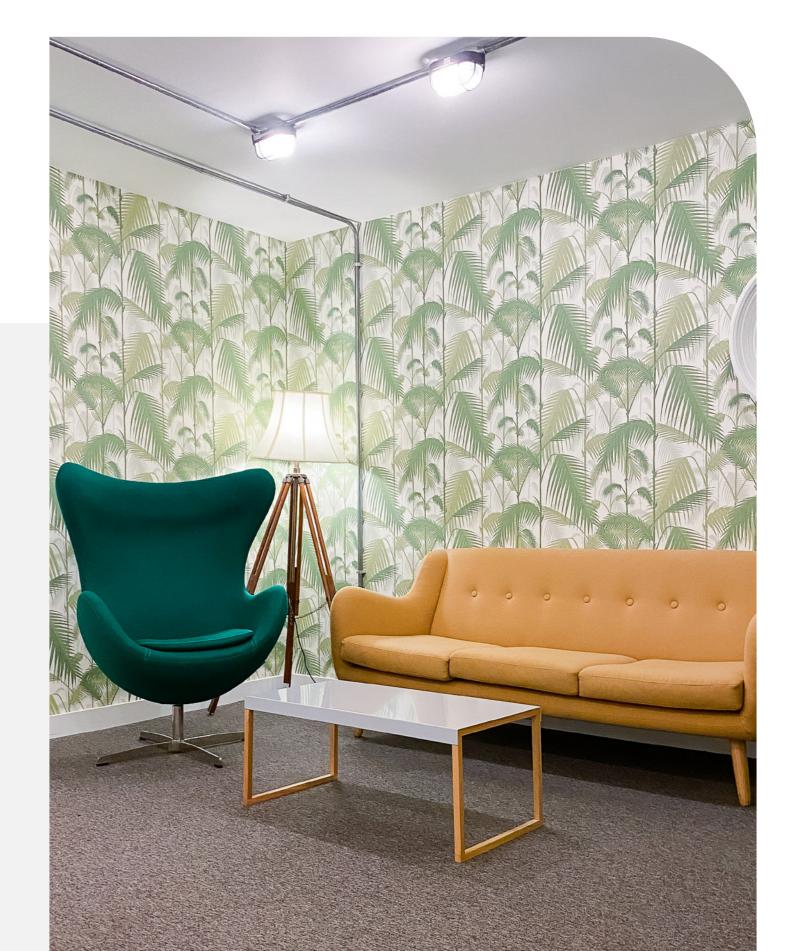
Four Passenger Lifts



**Shower Facitlity** 



EPC C-62





Terms

Suites are available to let on new, effective, fully-repairing and insuring terms with further details available via the letting agents.

Vat

All figures quoted are exclusive of, but may be liable to, VAT at the prevailing rate

Ерс

The property has an Energy Performance Certificate of C-62. A full report is available upon request. Legals

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

# For further information please contact the letting agents.





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Design by Prolific Studio